

Site walk 4/12/13

2013 Hybrid Farm License Agreement Compliance Checklist

Check Annually: (Red indicates action needed)

2.1 Are licensed premises being used for any activities **other than** grazing, training, riding horses, providing riding lessons, trail rides, Pony Club training and/or birthday parties? No ☒ Yes

If yes, list use(s):

2.2 Have areas A, B, C maintained vegetative cover? No ☒ Yes

If No, describe: seeding soon, fence up between C1 + C2 and plan to seed sequentially to get it green.

2.3 Is Area B unfenced and used for lower intensity activity than other Areas? No Yes ☒

If no, describe:

3.1 Has vegetative groundcover in Areas A, B, or C diminished or does it constitute bare dirt? No Yes ☒

specify which area(s) bare dirt in C

Has Hybrid Farm, Inc. been notified to cease all activity in that/those Area(s)?

No Yes ☒ Date of notification: 4-12-13

Date of restoration:

3.2 Have any trees or shrubs been removed? No ☒ Yes

4.1 Are gates to Areas A, B, C and D in good working order? No ☒ Yes To be done - order plaques and 4 Gates

Are there two signs notifying the public of established trails on conservation land? No ☒ Yes

5.1 Have Licensees paid annual license fee of \$1,000 by January 15 this year? No Yes ☒

6.1 Have Licensees used reasonable best efforts to maintain all structures, fences and signs in good repair?

No Yes ☒

7.1 Are there more than 32 horses using the licensed land? No ☒ Yes If Yes, how many?

7.2 Have licensees submitted quarterly lists of current horses at Hybrid Farm, specifying any horses added or deleted since last list? Yes ☒ No

8.1. Default

List section(s) for failure to comply n/a

Date failure noted:

Date of cure (must be 30 days or less from date of failure)

Date received 30 Day Right to Cure by Licensees:

9.1 Established and maintained vegetative cover in Area C? No ☒ Yes not yet; Rita

9.2 Site plan filed before January 15? No Yes

Check if following have been labeled on the site plan:

- ☒ wetland boundary
- ☒ proposed or existing fences and gates
- ☒ shelters - plywood not permitted
- ☒ signs

wants to move corner shed. Bettina to ask Bldg. Dept. about prop. line setback

9.4 Has Surety Bond for \$10,000 been Posted? Yes No ☒

9.5 Has Crossing from Area C to Area D been abandoned? Yes No ☒

→ Bettina to forward town counsel reply to query

12.1 Insurance coverage of at least \$1,000,000 per one accident/death/property damage. Yes ☒ No

OVER---

2013 Renewal Considerations

1. NOI – per 10/17/12 ConsCom minutes, addressing pasture/wetland overlap; stormwater mitigation, detention basins, engineered plans.
2. Fencing proposal per Wick McConnon's letter dated 1/7/13—**Needs Reply from Commission**
3. Documents received, filed and saved to common(\\acton\root) (O:):
 - 10/25/12 Request for Renewal Letter from Rita M. and Thomas B. McConnon
 - 1/7/13 Letter from Thomas B. McConnon requesting approval of fence changes - note this letter states that C-D crossing has been abandoned
 - **\$1,000 Annual License fee check #272 from Rockland Trust dated 1/7/13—I deleted this for privacy**
 - 1/15/13 Surety Permit Bond for \$10,000 from **NGM Insurance Company**, 55 West Street, Keane, NH
 - Site Plan showing locations of fences, structures, gates, shelters
 - October 2012 Horse Census
 - January 2013 Horse Census

To Do:

1. Site visit this month
2. NOI or not?
3. File all hardcopies in Conservation office file as 217 Nagog Hill Road
4. Set up calendar reminder system
5. Reply to Wick's request from January 7, 2013 letter :

The only new item is a request that you to allow us to dismantle a portion of the fence that currently separates areas "B" and "C" and replace it with a new one that would extend from the northwest corner of our main riding ring to that fence line. The area thus opened would become an additional part of area "B". The ground in that area is quite rocky, and we have been unsuccessful in drilling fence post holes through the granite. We would appreciate a written approval if this proposal is acceptable to you.

6. Cross check all documents are on the "O" drive
7. Counsel approval of surety arrangement.

*additional
Notes from 4-12-13 site visit:*

- Bettina write up minutes from site visit
- draft action items
- put Hybrid on a May agenda Cons.Com.
- list clear action items for Hybrid
- Con Com to approve 2013 next steps
- consider sign and public display map as an Eagle Project